

The Renaissance of Pompano Beach III Inc.

Account	Description	2025 Budget	Sept-2025 Actual	Dec-2025 Projected	Approved 2026 Budget
Income Accounts 09/09/2025					
Income					
40-4000-00	Maintenance Fees Income - Dues	\$1,088,007.00	\$816,005.25	\$997,339.75	\$1,084,155.00
40-4010-00	Special Assessments	\$0.00	\$99,501.00	\$99,501.00	\$0.00
40-4045-00	Docks Fees (Boat)	\$12,000.00	\$9,000.00	\$11,000.00	\$12,000.00
40-4075-00	Reserve Funding-2025	\$149,000.00	\$111,750.03	\$149,000.00	\$153,470.00
Maintenance Assessment Income					
43-4300-00	Interest Earned - Operating	\$0.00	\$41.15	\$41.15	\$0.00
43-4345-00	Screening /Background Fees	\$0.00	\$2,250.00	\$2,250.00	\$0.00
Income Accounts Total		\$1,249,007.00	\$1,038,547.43	\$1,259,131.90	\$1,249,625.00
Expense Accounts					
General & Administrative					
60-6005-00	Accounting Audit/Tax Fees	\$5,000.00	\$1,500.00	\$2,749.97	\$10,000.00
60-6015-00	Legal Fees-General	\$5,000.00	\$8,295.00	\$9,544.97	\$5,000.00
60-6025-00	Insurance Expense	\$525,000.00	\$379,334.18	\$466,834.18	\$480,000.00
60-6030-00	Management Fees	\$8,000.00	\$6,181.29	\$8,181.26	\$8,200.00
60-6035-00	Front Desk Attendants-Security	\$154,000.00	\$107,135.31	\$145,635.34	\$165,000.00
60-6045-00	Office/Printing/Postage	\$1,800.00	\$2,699.70	\$3,149.70	\$3,000.00
60-6050-00	Administrative Supplies	\$3,000.00	\$471.00	\$1,221.00	\$1,500.00
60-6055-00	Bank Charges - Operating	\$0.00	\$55.01	\$55.01	\$0.00
60-6065-00	Various-Dues & Subscriptions	\$3,500.00	\$2,834.64	\$3,709.61	\$3,800.00
60-6075-00	Office Expense-Photocopying/Printing	\$4,000.00	\$135.00	\$1,135.03	\$1,500.00
60-6080-00	Social Events-Holiday Party Xmas Light	\$1,000.00	\$0.00	\$250.03	\$1,000.00
60-6085-00	Miscellaneous Admin. Expense	\$200.00	\$0.00	\$49.97	\$200.00
60-6090-00	Bad Debt	\$0.00	\$179.71	\$179.71	\$200.00
60-6095-00	Other Taxes & Fees	\$2,500.00	\$372.00	\$997.03	\$1,500.00
60-6098-00	Permit / License Fees	\$2,000.00	\$786.00	\$1,285.97	\$2,000.00
60-6099-00	Corporate Annual Report	\$255.00	\$0.00	\$63.75	\$65.00
Utilities					
62-6205-00	Cable TV	\$3,500.00	\$2,251.41	\$3,126.38	\$3,250.00
62-6210-00	Electricity	\$49,520.00	\$27,860.35	\$40,240.32	\$49,520.00
62-6215-00	Gas	\$1,000.00	\$777.09	\$1,027.12	\$1,200.00
62-6220-00	Internet Access	\$5,800.00	\$8,488.61	\$9,938.64	\$10,000.00
62-6225-00	Trash	\$11,379.00	\$2,600.00	\$5,444.75	\$0.00
62-6230-00	Telephone	\$1,000.00	\$191.01	\$441.04	\$1,000.00
62-6240-00	Water And Sewer	\$69,000.00	\$55,902.99	\$73,152.99	\$70,000.00
Maintenance					
63-6305-00	Pump Station Maintenance	\$2,700.00	\$135.00	\$810.00	\$0.00
63-6310-00	Electrical Repairs	\$10,000.00	\$10,894.74	\$13,394.77	\$10,000.00
63-6315-00	Gate Repairs/Maint.	\$2,000.00	\$762.50	\$1,262.47	\$2,000.00
63-6320-00	General Maint. & Repairs	\$47,164.00	\$53,828.38	\$65,619.41	\$52,000.00
63-6325-00	Janitorial Supplies	\$2,820.00	\$700.84	\$1,405.84	\$2,000.00
63-6330-00	Irrigation System Repairs	\$600.00	\$2,200.00	\$2,350.00	\$2,400.00
63-6334-00	Dumpster Odor Control	\$815.00	\$0.00	\$203.72	\$815.00
63-6335-00	Fire Equipment	\$2,600.00	\$4,993.69	\$5,643.66	\$5,600.00
63-6340-00	Plumbing Repairs	\$2,000.00	\$4,404.25	\$4,904.22	\$5,000.00
63-6345-00	Pool/Spa Maintenance-repairs	\$6,000.00	\$9,745.00	\$11,245.00	\$5,000.00
63-6348-00	Pool Repairs Maint-Lights, Heater Water b	\$5,000.00	\$1,321.45	\$2,571.42	\$2,500.00
63-6350-00	Roof Maint./Repairs	\$0.00	\$2,424.00	\$2,424.00	\$2,500.00
63-6352-00	HVAC-Roof	\$3,500.00	\$0.00	\$874.97	\$3,500.00
63-6354-00	HVAC-Common Rooms	\$5,000.00	\$3,521.60	\$4,771.57	\$5,000.00
63-6355-00	Elevator Repairs	\$4,000.00	\$6,445.00	\$7,445.03	\$10,000.00
63-6360-00	Tree Trimming	\$7,000.00	\$6,600.00	\$8,350.03	\$7,100.00
63-6372-00	Supplies- Electrical bulbs, batteries and to	\$2,000.00	\$1,376.28	\$1,876.25	\$1,500.00
63-6378-00	Supplies- Paint-Brushes/Rollers etc	\$1,000.00	\$0.00	\$250.03	\$500.00

Michele Clifton Treasurer 12/1/25
Joanne Larkley 12/1/25
Bob Dean 12/1/25

	63-6380-00	Interior Repairs -office-fitness center-bath	\$2,000.00	\$0.00	\$499.97	\$1,000.00
	63-6385-00	Grounds Maintenance	\$1,350.00	\$0.00	\$337.50	\$0.00
(not specified)						
	64-6410-00	Gate Entry System	\$2,000.00	\$304.50	\$804.47	\$2,000.00
	64-6415-00	Surveillance Systems	\$600.00	\$814.00	\$964.00	\$1,000.00
	64-6418-00	Fire Alarm Systems	\$2,000.00	\$321.00	\$820.97	\$2,000.00
	64-6419-00	Domestic Water System	\$2,500.00	\$0.00	\$625.03	\$2,500.00
	64-6420-00	Gate Equipment Operation- R&M	\$2,000.00	\$611.45	\$1,111.42	\$2,000.00
	64-6422-00	Pump Station	\$250.00	\$1,215.00	\$1,277.53	\$2,000.00
	64-6423-00	Fire Equipment- Extinguisher	\$300.00	\$0.00	\$75.00	\$300.00
	64-6430-00	Backflow Recertification	\$2,800.00	\$0.00	\$700.03	\$2,800.00
	64-6440-00	Annual Fire Inspection	\$1,480.00	\$549.00	\$919.03	\$1,480.00
	64-6460-00	Mailboxes	\$125.00	\$0.00	\$31.22	\$125.00
Contract Services						
	65-6505-00	Lawn & Landscaping Service	\$18,000.00	\$10,600.00	\$15,100.00	\$16,000.00
	65-6510-00	Elevator Maintenance	\$9,000.00	\$6,285.34	\$8,535.34	\$9,000.00
	65-6520-00	Pool Maintenance Contract	\$7,500.00	\$4,880.00	\$6,755.00	\$12,000.00
	65-6540-00	Trash Removal Contract	\$500.00	\$5,930.10	\$6,055.07	\$12,000.00
	65-6550-00	Janitorial Services	\$70,000.00	\$54,000.00	\$71,500.03	\$75,000.00
	65-6555-00	Maintenance Service Contract	\$1,000.00	\$3,468.00	\$3,718.03	\$3,500.00
	65-6565-00	Irrigation Service Contract	\$500.00	\$0.00	\$124.97	\$500.00
	65-6570-00	Pest Control Contract	\$10,000.00	\$4,283.00	\$6,783.03	\$10,000.00
	65-6575-00	Gym Contract	\$449.00	\$481.50	\$593.72	\$600.00
	65-6580-00	Bonus/Incenative	\$5,000.00	\$0.00	\$1,249.97	\$5,000.00
(not specified)						
	66-6650-00	Security Services Contract	\$0.00	\$6,113.44	\$6,113.44	\$0.00
Loan Services						
	67-6780-00	Security Deposit Refund	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Special Project- Building Renovation						
	72-7240-00	Special Project- Pool Remodeling	\$0.00	\$76,499.01	\$76,499.01	\$0.00
Reserve Transfer						
	95-9515-00	Transfer Reserve- SIRS	\$149,000.00	\$111,749.94	\$148,999.91	\$153,470.00
New						
Expense Accounts Total			\$1,249,007.00	\$1,007,508.31	\$1,276,009.85	\$1,249,625.00
Operating Accounts Net			\$0.00			\$0.00

Michele Cluff Treasurer 12/1/25
 Joana Gabby 12/1/25
 Brent Doni 12/1/25

Maintenance Assessment -2026	Amount	1 bedroom	2 bedroom
The Ren III Inc.	\$ 1,084,155.00	0.8109	1.1387
		18	75
	\$ 1,084,155.00		

Assessment per unit Type \$ 2,197.87 \$ 3,086.32

Rounded to nearest dollars	\$ 2,197.87	\$ 3,085.25
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Need to add this cost:

Reserve Funding \$ 153,470.00

Maintenance Assessment -2026	Amount	1 bedroom	2 bedroom
The Ren III Inc.	\$ 153,470.00	0.8109	1.1387
		0	18
	\$ 153,470.00		75

Reserve Assessment per unit Type \$ 311.12 \$ 436.89

Rounded to nearest dollars	\$ 311.12	\$ 436.00
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Need to add this cost:

Quarterly Home Owners Payments \$ 2,509.00 \$ 3,521.25

\$ 180,647.66 \$ 1,056,375.00

Total Assessment plus Reserve	For 2026	\$ 1,237,022.66
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Mikel C. Treasurer 12/1/25
 Joanne Yabkey 12/1/25
 Brent Davis 12/1/25